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Civil Engineering

INSTALLATIONS AND FACILITIES



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The Air Force must have high quality installations and facilities to effectively and efficiently perform its missions and support its people. Our installations and facilities must be functional, economical, and compatible with the environment.

SUMMARY OF REVISIONS

This revision changes the format to comply with most recent publications policy; changes **Figure A1.1.** to show status of facilities by mission area, vice a composite status; splits **Figure A1.1.** and **Figure A1.3** to measure performance of appropriation separately; changes **Figure A1.4.** to include a fiscal year end status; and establishes goals for each metric. A | denotes a revision from the previous edition.

1. The Air Force will:

- 1.1. Provide, operate, maintain, and protect facilities, infrastructure, and installations required for effective mission support worldwide at their lowest life-cycle cost.
- 1.2. Provide and retain the minimum number of installations and facilities necessary to effectively support Air Force missions and people at the lowest life-cycle cost. The Air Force will inactivate or dispose of installations and facilities that are excess to requirements.
- 1.3. Conduct its installations and facilities activities according to applicable laws, regulations, Federal policies, international treaties, and host-nation agreements.
- 1.4. Employ a life-cycle process for managing installations and facilities. This process takes installations and facilities from initial requirements identification through planning, programming, budgeting, construction, operation and maintenance, revitalization, deactivation, and disposal.
- 1.5. Determine levels of investment for installations and facilities based on the following general priorities: statutory and regulatory compliance, other legal requirements including treaties and host-nation agreements, enhanced mission capability, improved living and working conditions, and other requirements to ensure the best return on investment.

2. This directive establishes the following responsibilities and authorities:

2.1. The Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations, and Environment (SAF/MI) is responsible for installation and facility policy and provides policy oversight as prescribed in Air Force Policy Directive (AFPD) 90-1, *Strategic Planning and Policy Formulation*.

2.1.1. SAF/MI directs and controls advocacy for resources and the representation of installation and facility matters with the Office of the Secretary of Defense (OSD) staff, Federal agencies, and the Congress.

2.1.2. SAF/MI oversees the acquisition and disposal of real property through the Air Force Real Estate Agency for non-Base Realignment and Closure (BRAC) real estate, and disposal of Air Force installations required by BRAC through the Air Force Conversion Agency.

2.2. HQ USAF/CE formulates specific operational and procedural policy guidance to implement broad policy, advocates resources, oversees execution of installations and facilities programs, and develops and manages the life-cycle process for installations and facilities.

2.3. HQ USAF/XO is responsible for planning, policy, and procedural guidance for mission operations at all Air Force installations. This responsibility includes basing requirements, the assignment of specific units and force structure to installations, and the oversight of mission performance. Commanders exercise installation management when they plan, organize, staff, direct, and control activities to accomplish the mission of their installations. HQ USAF/XO ensures Air Force policies and resource allocations fully support commanders' authority and capability to achieve their missions.

2.4. HQ USAF/RE formulates specific operational and procedural policy guidance to implement broad policy, advocates for resources, oversees execution of installations and facilities programs, and develops and manages the life-cycle process for Air Force Reserve facilities.

2.5. NGB/CF formulates specific operational and procedural policy guidance to implement broad policy, advocates for resources, oversees execution of installations and facilities programs, and develops and manages the life-cycle process for Air National Guard facilities.

2.6. HQ USAF/SV advocates resources for nonappropriated fund (NAF) construction programs. HQ USAF/CE oversees programming and execution of these programs.

2.7. Major command (MAJCOM) and installation commanders:

2.7.1. Develop, operate, maintain, and control the use of Air Force installations and facilities in compliance with all applicable Department of Defense and Air Force policies and procedures.

2.7.2. Develop base comprehensive and housing community plans, identify and program facility and infrastructure requirements, assess impact of the installation's facilities condition on readiness through the Commander's Facilities Assessment program, and execute capital investment and real property maintenance projects in compliance with this policy.

2.7.3. Conduct installations and facilities matters through a multifunctional team approach centered on the commander-chaired Facilities Board and Environmental Protection Committee.

2.8. Civil engineers at all levels, in support of responsible commanders:

2.8.1. Provide, operate, maintain, restore, and protect the installations, infrastructure, facilities, housing, and environment necessary to support the Air Force mission.

- 2.8.2. Maintain an accurate inventory of all Air Force-controlled real property with descriptions of current physical condition, capacity, size, and uses.
- 2.8.3. Establish standards for the comprehensive planning, design, construction, operation, revitalization, and maintenance of real property facilities to sustain their value to the Air Force, consistent with Air Force policies.
- 2.8.4. Find and employ ways to gain the greatest value from manpower and dollar resources used in constructing, operating, and maintaining real property facilities.
- 2.8.5. Analyze and recommend changes in facilities use to improve the value of existing facilities to Air Force missions.
- 2.8.6. Reduce the life-cycle costs of facilities by making full costs of products and services visible to customers, by establishing a baseline and tracking costs of individual facilities, and by making continuous measurable improvements to facility management.
- 2.8.7. Deliver services and products normally associated with facility management and operations to include property transactions; construction, maintenance, and revitalization; and support of real property installed or similar equipment. These also include execution of readiness, environmental, housing, fire protection, disaster preparedness, and explosive ordnance disposal responsibilities outlined in other AFPDs.

3. Air Reserve Component Civil Engineers will comply with DoD Directive 1225.7, *Reserve Component Facilities Programs and Unit Stationing*.

4. See **Attachment 1** for the measures used to comply with this policy. Additional measures (e.g., housing, fire protection, explosive ordnance disposal, and environmental quality) used to assess compliance with this policy are described in other AFPD 32-series publications as listed in **Attachment 2**.

5. See **Attachment 2** for implementing and interfacing publications.

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The Civil Engineer

Attachment 1

MEASURING AND DISPLAYING COMPLIANCE WITH POLICY

A1.1. Facility Assessment Installation commanders will report facility management compliance using the *Commanders' Facility Assessment Report* (RCS: HAF-CEO[A]9308) in conjunction with budget development. Each base will report through its appropriate MAJCOM to HQ USAF/CEP on the Work Information Management System. HQ USAF/CEP will chart the desired and actual trends indicating the percentage of facilities without deficiencies providing mission support as rated by commanders (**Figure A1.1.**).

A1.2. and A1.3. Facility Requirements and Funding . Adequate funding levels are essential to properly maintain, revitalize, and construct facilities and infrastructure. The RPM metric compares the funding level against Preventive Maintenance Level, Level I, Level II, and Level III requirements as identified in the Commanders' Facility Assessment (CFA). The metric for MILCON measures the funding level against CFA-based current mission MILCON requirements and new mission MILCON (**Figure A1.1.** and **Figure A1.3.**).

A1.3. Capital Investment Construction Programs . Compliance with project award goals for the MILCON program will be tracked quarterly by HQ USAF/CEC, based on data in the Air Staff level Civil Engineer Programming, Design, and Construction database as inputted by MAJCOMs. NGB/CE will provide data directly to HQ USAF/CEC (**Figure A1.4.**).

Figure A1.1. Sample Metric of Commanders' Facility Assessment.

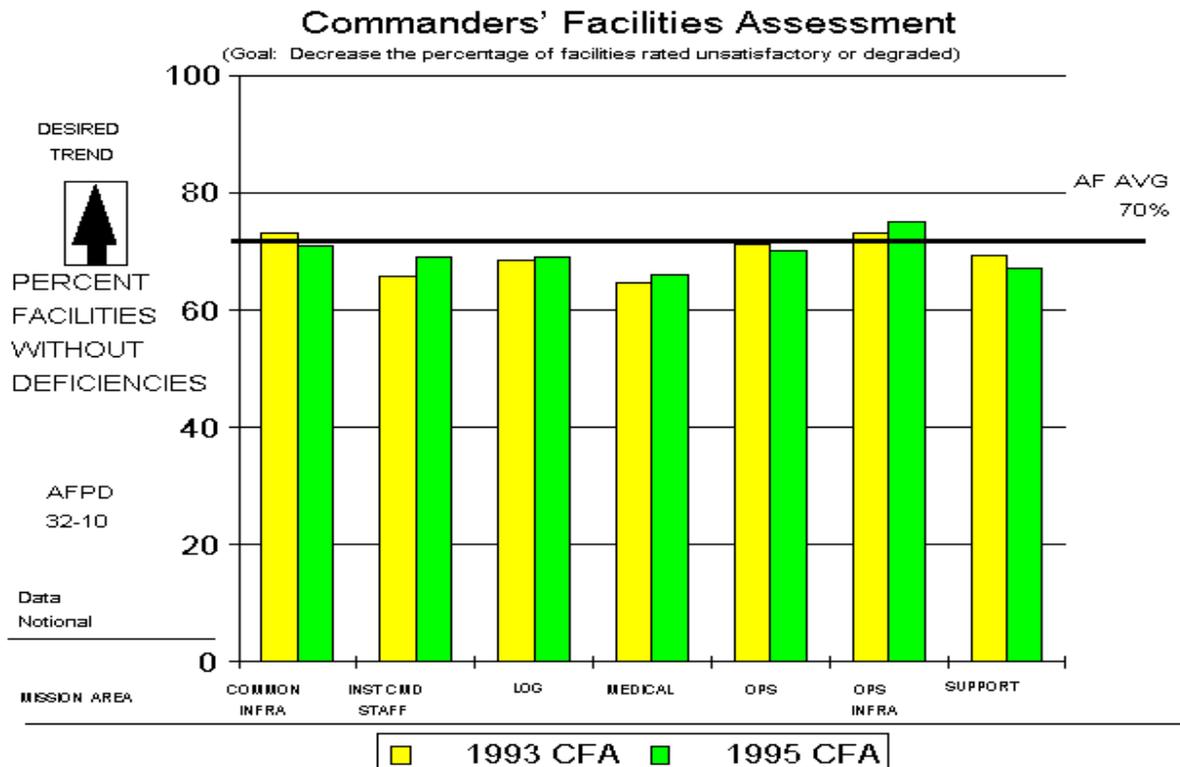


Figure A1.2. Sample Metric of RPM Facilities Requirements & Funding.

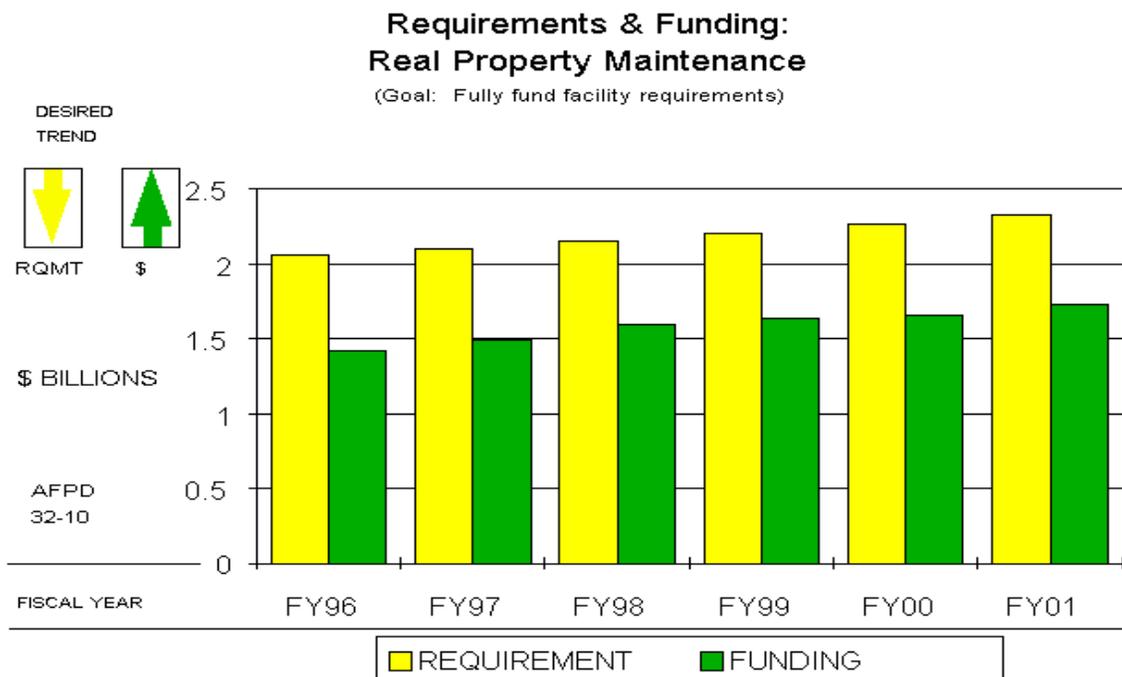


Figure A1.3. Sample of Metric of MILCON Facilities Requirements & Funding.

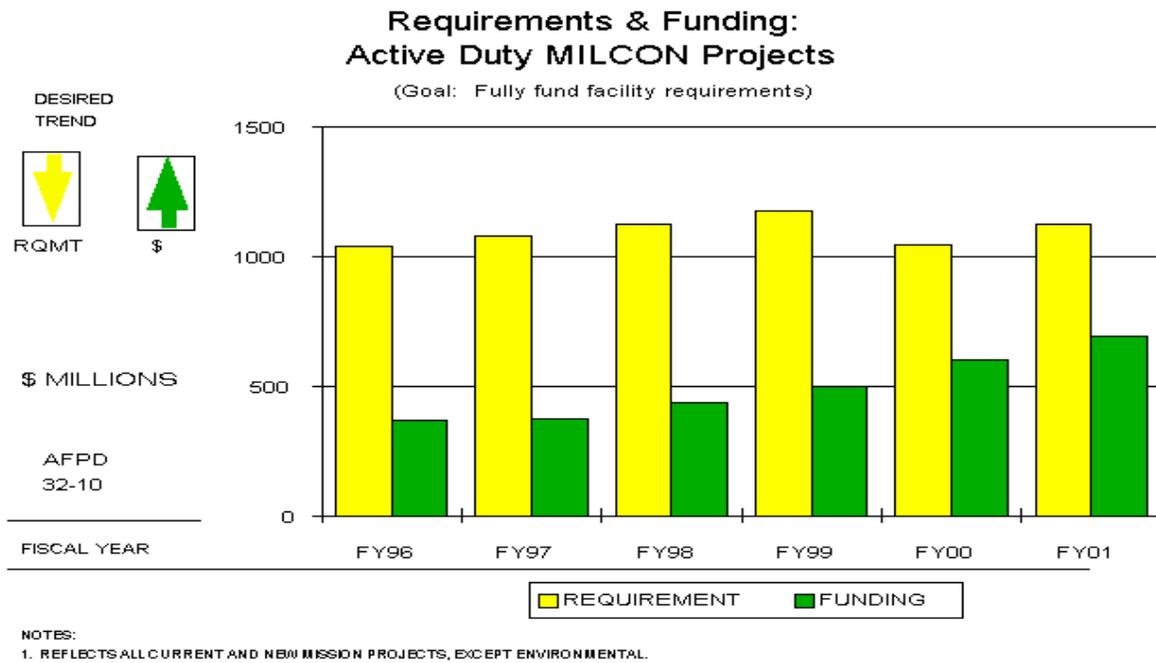
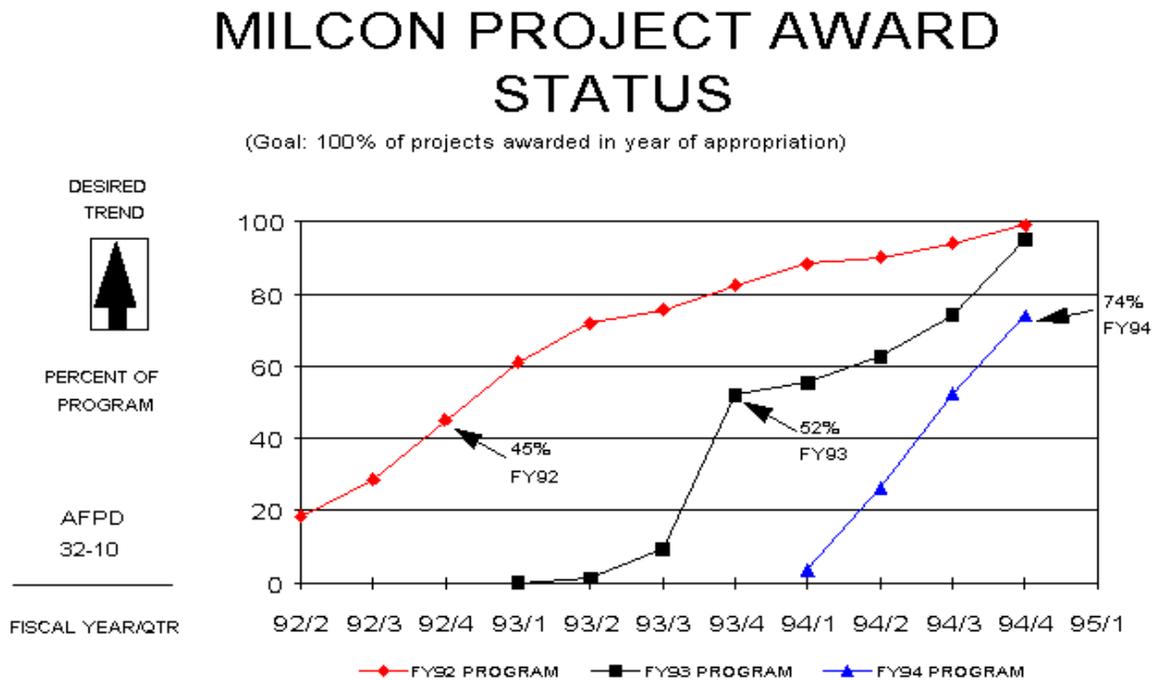


Figure A1.4. Sample Metric of Capital Investment Construction Programs.



Attachment 2

IMPLEMENTING AND INTERFACING PUBLICATIONS

A2.1. This directive implements:

DoD Directive 1015.6, *Funding of Morale, Welfare and Recreation Programs*, August 3, 1984

DoD Directive 1100.4, *Guidance for Manpower Programs*, August 20, 1954

DoD Directive 1100.18, *Wartime Manpower Mobilization Planning*, January 31, 1986, With Change 1

DoD Directive 1225.7, *Reserve Component Facilities Programs and Unit Stationing*, November 8, 1991, With Change 1

DoD Directive 4001.1, *Installation Management*, September 4, 1986

DoD Directive 4150.7, *DoD Pest Management Program*, October 24, 1983

DoD Directive 4165.6, *Real Property Acquisition, Management, and Disposal*, September 1, 1987

DoD Directive 4165.61, *Intergovernmental Coordination of DoD Federal Development Programs and Activities*, August 9,

1983, With Change 1

DoD Directive 4270.5, *Military Construction Responsibilities*, March 2, 1982

DoD Directive 4270.36, *DoD Emergency, Contingency and Other Unprogrammed Construction*, May 16, 1991

DoD Instruction 7080.4, *Military Construction Authorization and Appropriation*, March 5, 1979

DoD Instruction 7700.18, *Nonappropriated and Privately Funded Construction Projects--Review and Reporting*

Procedures, May 12, 1983

Executive Order 12512, *Federal Real Property Management*, April 29, 1985

Executive Order 12759, *Federal Energy Management*, April 17, 1991

Title 10, United States Code, *Facilities for Reserve Components*, Subtitle A, Part IV, Chapter 133

Title 10, U.S.C., Subtitle A, Part IV, *The Military Construction and Military*, Chapter 169, Public Law 97-214, *Family Housing*

A2.2. This directive interfaces with Air Force instructions in the 10 (Operations), 32 (Civil Engineering) and 65 (Financial Management) series and with the following:

AFPD 10-2, *Readiness*

AFPD 10-5, *Basing*

AFPD 10-10, *Civil Aircraft Use of USAF Airfields*

AFPD 16-4, *Management of Installations and Aerospace Vehicles and the Movement of Units*

AFPD 32-20, *Fire Protection*

AFPD 32-30, Explosive Ordnance Disposal

AFPD 32-40, Disaster Preparedness

AFPD 32-60, Housing

AFPD 32-70, Environmental Quality

AFPD 65-6, Budget

AFPD 90-1, Strategic Planning, and Policy Formulation

MIL-HDBK-1190, DoD Facility Planning and Design Guide, September 1, 1987